

011.A

0001

0403.0

Map

Block

Lot

1 of 1

Condominium

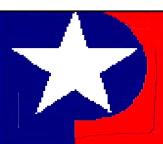
CARD

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
331,000 / 331,000

331,000 / 331,000

331,000 / 331,000


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	403
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Owner 1:	BRENTWOOD REALTY PARTNERS LL
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Owner 2:	
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Owner 3:	
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Street 1:	60 PLEASANT ST #G12
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	N
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Postal:	02476	Type:	
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PREVIOUS OWNER	
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Owner 1:	CARR DAVID W/EXECUTOR -
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Owner 2:	ESTATE OF DAVID P WILFERT -
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Street 1:	4 NEWMAN WAY
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	N
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Postal:	02476	Type:	
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NARRATIVE DESCRIPTION	
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This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		149271
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

Total Card	0.000	331,000			331,000	Entered Lot Size
Total Parcel	0.000	331,000			331,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	462.29	/Parcel: 462.29	Land Unit Type:

Parcel ID	011.A-0001-0403.0
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 !1110!
1110!

USER DEFINED

Prior Id # 1: 149271

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

PAT ACCT.

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																			
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																						
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																						
Frame: 2	- Steel			1/2 Bath: 1	Rating:																						
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																						
Sec Wall: 1	%			OthrFix: 1	Rating:																						
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1															
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir: N	- NONE			Frl: 1	Rating:			Other																			
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																			
Grade: C	- Average							Lvl 2																			
Year Blt: 1971	Eff Yr Blt:							Lvl 1																			
Alt LUC:	Alt %:							Lower																			
Jurisdct:	Fact: .							Totals	RMs: 3	BRs: 1	Baths: 1	HB															
Const Mod:								REMODELING				RES BREAKDOWN															
Lump Sum Adj:								Exterior:	No Unit	RMS	BRs	FL															
INTERIOR INFORMATION								Interior:	1	3	1	0															
Avg Ht/FL: STD								Additions:																			
Prim Int Wal: 2	- Plaster							Kitchen:																			
Sec Int Wall: 1	%							Baths:																			
Partition: T	- Typical							Plumbing:																			
Prim Floors: 4	- Carpet							Electric:																			
Sec Floors: 1	%							Heating:																			
Bsmnt Flr: 1								General:																			
Subfloor: 1								CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Bsmnt Gar: 1								Basic \$ / SQ: 325.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Electric: 3	- Typical							Size Adj.: 1.33798885					GLA	Gross Liv Ar	716	438.800	314,183										
Insulation: 2	- Typical							Const Adj.: 1.00909925																			
Int vs Ext: S								Adj \$ / SQ: 438.803																			
Heat Fuel: 3	- Electric							Other Features: 32751																			
Heat Type: 6	- Elec Base/B							Grade Factor: 1.00																			
# Heat Sys: 1								NBHD Inf: 1.34000003																			
% Heated: 100	% AC: 100							NBHD Mod: 1																			
Solar HW: NO	Central Vac: NO							LUC Factor: 1.00																			
% Com Wal	% Sprinkled							Adj Total: 464891																			
								Depreciation: 133889																			
								Depreciated Total: 331002																			
MOBILE HOME				Make:				Serial #:				Year:	Color:			PARCEL ID 011.A-0001-0403.0				IMAGE				AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N	Total Yard Items:				Total Special Features:							Total:															